



**FARMERS
BRANCH**

ORDINANCE NUMBER 2179

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; BY GRANTING A SPECIFIC USE PERMIT FOR A **NON DRIVE-IN RESTAURANT** WITH OUTSIDE SALES WINDOW LOCATED AT THE SOUTHWEST CORNER OF MARSH LANE AND BELT LINE ROAD AND COMMONLY KNOWN AS **3650 BELT LINE ROAD** AND BEING LOCATED IN THE PLANNED DEVELOPMENT NUMBER 23 ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting a Specific Use Permits under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made, subject to the conditions set out herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by granting a Specific Use Permit for a non drive-in restaurant with outside sales window in the Planned Development No. 23 (PD-23) zoning district. Said restaurant shall be located at the southwest corner of Marsh Lane and Belt Line Road and commonly known as 3650 Belt Line Road.

SECTION 2. That the above described restaurant shall be constructed in the manner setforth on the approved site plan attached as Exhibit "A".

SECTION 3. That all ordinances of the City of Farmers Branch in conflict with the provisions of this ordinance be, and the same is hereby repealed and all other provisions of the City of Farmers Branch not in conflict with the provisions of this ordinance shall remain in full force and effect.

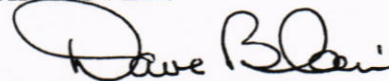
SECTION 4. That the above described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Farmers Branch.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of the ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

SECTION 6. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

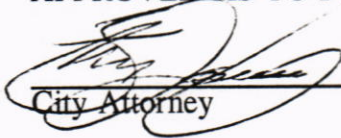
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH,
TEXAS, on this the 22nd day of May, 1995.

APPROVED:

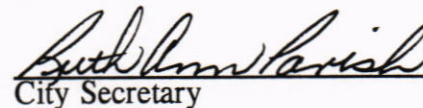


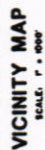
Mayor

APPROVED AS TO FORM:


City Attorney

ATTEST:


City Secretary



PHASE 1

TOTAL AREA: 60,443 SQFT. 15.00 ACRES
 BUILDING AREA: 5,700 SQFT.
 PARKING: 5000000000 50
 PARKING: 5000000000 50

PHASE 2

TOTAL AREA, 64,100 SQ.FT. PLUS ADDON
BUILDING AREA, 4,000 SQ.FT.
PAVING REQUIRED, 20
PAVING SUPPLY, 20

PHASE 3

TOTAL AREA 100,000 SQ.FT. IN 2004 ACRES
BUILDING AREA 24,000 SQ.FT.
PARKING 100,000 SQ.FT.
PARKING SUPPLY 100



GENERAL NOTES:

1. THE TOPOGRAPHICAL INFORMATION SHOWN ON THIS DRAWING IS DERIVED FROM INFORMATION PROVIDED BY THE OTHER AHO FROM A DAVIS LAND SURVEYING CO. DATED 11/8/94 - NO. 80083F

SITE PLAN
SCALE: 1" = 40'-0"

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[illegible]

EXHIBIT "A" (10 of 9)

4c



VICINITY MAP
SCALE: 1" = 100'

TOTAL AREA
40,443.6 SQ. FT.
SUPPLIED
0.93
ACRE

LANDSCAPE AREA
APPROX.
7,561 SQ. FT.
PERCENTAGE
18.7%

PARKING
TOTAL REQUIRED 33
SUPPLIED 33

BUILDING SITE COVERAGE
BUILDING: 3,786 SQ. FT.
CANOPY PER CITY REQ: 475 SQ. FT.
TOTAL: 4,261 SQ. FT.
FAR - .11

NOTE: CROSS PARKING AND
ACCESS SHALL BE PROVIDED.

LEGEND

- 4" CONCRETE SIDEWALK
- 6" CONCRETE PAVEMENT
- BUILDING DETACH LINE
- FIRE LINE
- CONTOUR LINE



DRIVING DISTANCE TO:	DATE PREPARED
PLANNING REVIEW	
NO. 12345	
CONSTRUCTION	
RECORD DRAWING	
DANNY J. TOSH ARCHITECT	
DATE: 10-1-99	
APP.:	
DR. 111	

MAIN STREET CONCEPTS

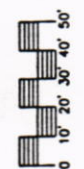
SITE PLAN

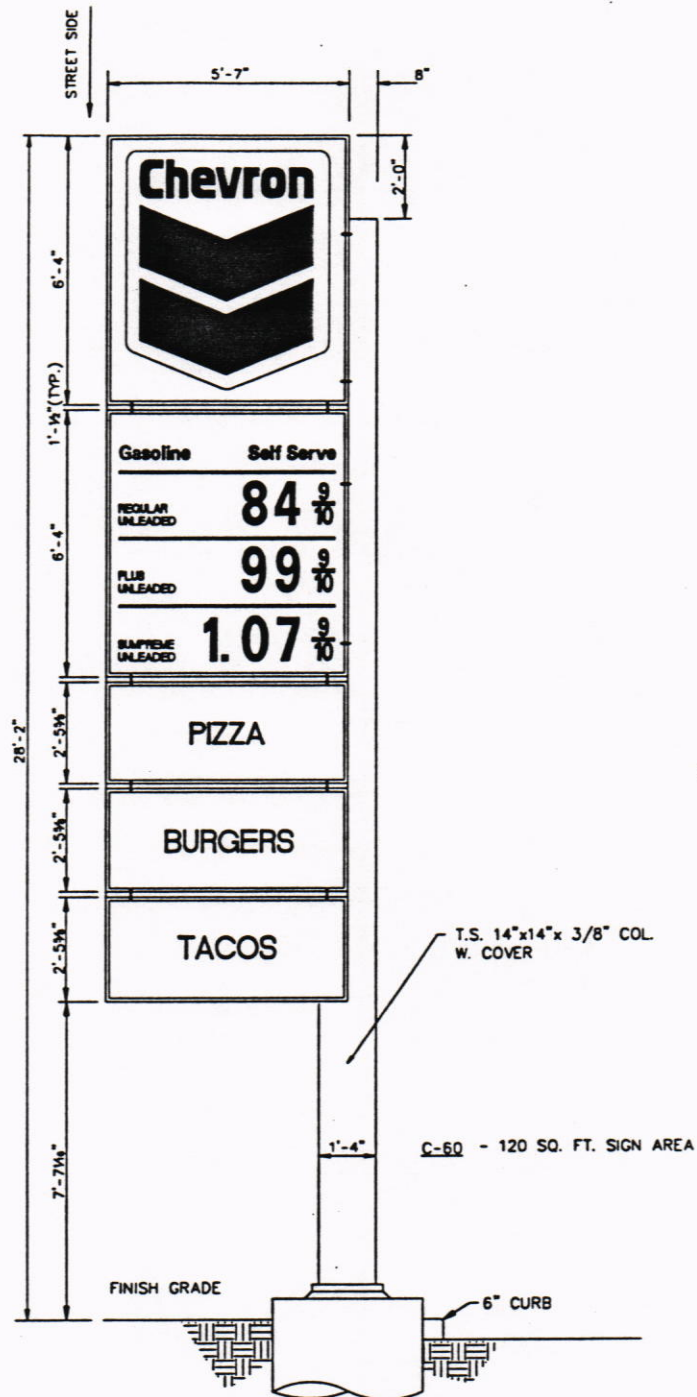
MARKS LANE & BELTLINE ROAD	
FRANKLIN ROAD, TEXAS	
SCALE: 1" = 100'	
DATE: 10-1-99	
APP.:	
DR. 111	

BELTLINE ROAD
(PRIMARY)

MARSH LANE
(SECONDARY)

SITE PLAN
SCALE: 1" = 20'





C-60 FREE STANDING SIGN

SCALE: 3/4" = 1'-0"



	MAIN STREET CONCEPTS	C-78 SIGN FOUNDATION PLANS SECTIONS AND PIER DETAILS	
		SCALE: HWP	DATE: 8/10/88
	DANNY J. YOUNG ARCHITECT / PLANNER	BY: HSB	CR: APP

EXHIBIT "A" (7 of 9)

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MAIN STREET CONCEPTS

The gasoline operation will be completely automated, accepting credit cards as well as currency via cash acceptors. Service will be provided on a 24 hour a day basis.

A food service tenant will be trained and designated as the "qualified attendant" during operation of its business. If the food service tenant is not in business on a 24 hour a day basis, Main Street will comply with Section 79.903 (f) 2 of the 1991 Uniform Fire Code by providing the following:

- A. At least daily site visits.
- B. Regular equipment inspection and maintenance.
- C. Conspicuous posted instructions for safe operation of dispensing equipment.
- D. Posting the phone number of the owner or operator. An on-call representative of the owner will be available during all hours of operation via a remote paging system.
- E. A sign will be posted in a conspicuous location stating who to contact in the event of fire or spill.
- F. At least one, and probably both of the following, will occur:
 - 1. Dispensing equipment will be programmed to limit uninterrupted fuel delivery to 25 gallons and will require a manual action to resume continued delivery.
 - 2. Product delivery hoses will be equipped with a listed emergency breakaway device designed to retain liquid on both sides of the breakaway point.
- G. During all hours of operation, the system's site shall be provided with a fire-alarm transmitting device.

This location is one of several Main Street sites planned to open in the Metroplex during 1995.

EXHIBIT "B" (1 of 1)